

**City of Kerrville Planning & Zoning Commission Agenda**

**Thursday, May 3, 2007, 4:30p.m.\***

**City Hall City Council Chambers, 800 Junction Highway, Kerrville, TX**

The meeting place has wheelchair accessibility and available accessible parking spaces. Please call the City of Kerrville Planning Division at (830) 792-8354 forty-eight hours (48) before the meeting to request accommodations.

**1. \*4:15 p.m. Pre-Meeting Session, City Council Chambers**

Review of today's agenda items between Staff and the Commission. No action will be taken and there is to be no discussion between the Commission and the applicant(s) or other audience.

**2. 4:30 p.m. Call to Order**

Chairperson calls the meeting to order; roll call.

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**3. Visitor/Citizens' Forum**

Any person with business not scheduled on the agenda is encouraged to briefly speak their ideas to the Commission. Please fill out the SPEAKER REQUEST FORM and give it to the Commission's Secretary prior to the meeting. (No formal action can be taken on these items as the Open Meetings Act requires formal action items be posted on an agenda no later than 72 hours before the meeting. If formal action is required, the items will be placed on an agenda for a future meeting.)

**4. Consent Agenda**

All items listed below in the consent agenda are considered routine or ministerial in nature and will be enacted with one motion. There will be no separate discussion of items unless a Commissioner or citizen so requests; in which case the item(s) will be removed from the consent agenda and considered separately.

**4A. Approve the minutes from the meeting of April 19, 2007.**

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**5. Public Hearings**

**5A. Zoning Change Request – Consideration of a recommendation to the City Council of a request to change the zoning from R-3 (multifamily residential district) to S-33 on approximately 0.64 acres generally located southwest of the Lehmann Drive and Medina Hwy (SH 16) intersection, fronting the south side of Lehmann Drive. Zoned: R-3. Applicant: Vordenbaum Engineering. (File No. 2007-19)**

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**5B. Residential Replat: Harper Village – A replat of Lots 4 and 5, Harper Village, located at 256 and 258 Old Oak. Zoned: RC. Applicant: Voelkel Engineering and Surveying. (File No. 2007-20)**

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**6. Staff Reports**

**6A. Future Agenda Items/Project Update. Applicant: Senior Planner**

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**7. Adjourn – The next scheduled meeting is Thursday, May 17, 2007.**

**BUSINESS OF THE PLANNING AND ZONING COMMISSION  
CITY OF KERRVILLE, TEXAS**

**AGENDA ITEM:** 4A **FOR AGENDA OF:** May 3, 2007

**DESCRIPTION:** Approval of the minutes from the meeting of April 19, 2007.

**APPLICANT(S):** Planning and Zoning Commission Secretary

**ATTACHMENT(S):** Minutes

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The Commission's Secretary recommends approval of the proposed minutes

**PRE-MEETING:**

On April 19, 2007 the Kerrville Planning and Zoning Commission pre-meeting was called to order at 4:24 p.m. in the City Hall Council Chambers, 800 Junction Highway.

**MEMBERS PRESENT:**

Jim Kessler, Vice Chairperson  
Harold Buell, Commissioner  
Bruce Motheral, Commissioner

**MEMBERS ABSENT:**

Paul Hofmann, Ex-Officio City Manager  
Andy Phillips, Commissioner

**STAFF PRESENT:**

Gordon Browning, Senior Planner  
Trina Ramirez, Planning and Zoning Commission Secretary  
Kevin Coleman, Director of Development Services  
Mike Wellborn, City Engineer  
Steve Chapman, Fire Marshall

**DISCUSSION OF AGENDA ITEMS FOR THE REGULAR MEETING:**

The Commissioners and City Planner discussed the items on the agenda.  
The pre-meeting adjourned at 4:33 p.m. No action was taken.

**1. CALL TO ORDER:**

On April 19, 2007, the Kerrville Planning and Zoning Commission regular meeting was called to order at 4:34 p.m. in the City Hall Council Chambers, 800 Junction Highway.

**2. VISITOR/CITIZENS FORUM:**

No person spoke.

**3. CONSENT AGENDA:**

**3A. Approval of the minutes from the meeting of April 5, 2006.**

Comr. Motheral moved for approval of the consent agenda; motion was seconded by Comr. Buell and passed 3-0.

### **Action Item**

**4A. Preliminary Plat: Comanche Trace, Phase 12** – A thirty-three (33) lot single family residential development located generally along the southern extension of Comanche Trace Drive, south of Bandera Hwy (SH 173). Zoned: ETJ. Applicant: Matkin-Hoover Engineering and Surveying c/o Comanche Trace Ranch and Golf Club. (File No. 2007-17)

Cmr. Buell moved for approval of the preliminary plat subject to staff recommendations; motion was seconded by Cmr. Motheral and passed 3-0.

### **5. Public Hearing**

**5A. Annexation – Zoning Request** – Consideration of a recommendation to the City Council of a zoning designation for a proposed annexation of 28.5 acres located generally along the southern extension of Comanche Trace Drive, south of Bandera Hwy (SH 173). Zoned: ETJ. Applicant: Matkin-Hoover Engineering and Surveying c/o Comanche Trace Ranch and Golf Club. (File No. 2007-17)

Cmr. Kessler opened the public hearing at 4:36 p.m. No person spoke. Cmr. Kessler closed the public hearing at 4:37 p.m.

Cmr. Motheral moved to recommend to City Council approval of the annexation request with the zoning designation of a “R-1” (Single Family Residence); motion was seconded by Cmr. Kessler and passed 3-0.

**5B. Replat: Main Plaza Addition** – A replat of Lots 1 and 2, Main Plaza Addition, a 1.55 acre tract located between Main Street and Jefferson Street, west of Washington Street. Zoned: C-18. Applicant: Voelkel Engineering and Surveying. (File No. 2007-18)

Cmr. Kessler opened the public hearing at 4:38 p.m. No person spoke. Cmr. Kessler closed the public hearing at 4:39 p.m.

Cmr. Buell moved for approval of the re-plat as submitted; motion was seconded by Cmr. Motheral and passed 3-0.

### **6. Staff Report**

**6A. Future agenda items.** Applicant: Senior Planner.

Mr. Browning informed the Commission of items for future agenda.

**7. Adjournment** The next regularly scheduled meeting is May 3, 2007. The meeting adjourned at 4:40 p.m.

ATTEST:

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Jim Kessler, Vice-Chairperson

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Trina Ramirez, Recording Secretary

**BUSINESS OF THE PLANNING AND ZONING COMMISSION  
CITY OF KERRVILLE, TEXAS**

**AGENDA ITEM:** 5A **FOR AGENDA OF:** May 3, 2007

**DESCRIPTION:** **Public Hearing-Zoning Change Request** – Consideration of a recommendation to the City Council of a request to change the zoning from R-3 (multifamily residential district) to S-33 on approximately 0.64 acres generally located southwest of Lehmann Drive and Medina Hwy (SH 16) intersection, fronting the south side of Lehmann Drive. Zoned: R-3. (File No. 2007-19)

**APPLICANT(S):** Vordenbaum Engineering

**ATTACHMENT(S):**

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This item was noticed for a public hearing to be heard during this Planning and Zoning Commission meeting. Staff incorrectly advertised this request and is asking that the item be withdrawn. Staff has re-noticed the zoning change request and scheduled it for a public hearing on May 17<sup>th</sup> before Planning and Zoning and June 12<sup>th</sup> before City Council

**BUSINESS OF THE PLANNING AND ZONING COMMISSION  
CITY OF KERRVILLE, TEXAS**

**AGENDA ITEM:** 5B **FOR AGENDA OF:** May 3, 2007

**DESCRIPTION:** **Public Hearing-Residential replat: Harper Village** – A replat of Lots 4 and 5, Harper Village, a 0.11 acre tract located at 256 and 258 Old Oak. Zoned: RC. (File No. 2007-20)

**APPLICANT(S):** Voelkel Engineering and Surveying

**ATTACHMENT(S):** Plat

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**SUMMARY STATEMENT – FINDING OF FACT**

History/Timeline:

- State law requires a public hearing prior to Commission action on all replats.
- October 1976 – Final plat approved, Harper Village
- April 10, 2007 – Application for replat submitted to City.
- April 17, 2007 – In accordance with statute and local law, notice of the required public hearing published in the Kerrville Daily Times, notices mailed to property owners within 200-feet of subject tract.
- April 25, 2007 – Development Review Committee (DRC) process completed.
- April 27, 2007 – Staff review comments to applicant.
- **May 3, 2007** – **Consideration of replat by Commission.**

Summary:

- Applicant proposes a replat of two (2) lots into one (1) for single family residential development.
- City sewer service is available to the proposed lot. A water line extension will be required to serve the lot with City water service.
- Proposed replat meets the requirements of the Subdivision Ordinance.

**RECOMMENDED ACTION**

1. Open public hearing and receive comments, and
2. Approve replat as submitted.

**BUSINESS OF THE PLANNING AND ZONING COMMISSION  
CITY OF KERRVILLE, TEXAS**

**AGENDA ITEM:** 6A **FOR AGENDA OF:** May 3, 2007  
**DESCRIPTION:** Future Agenda Items/Project Update  
**APPLICANT(S):** Gordon Browning, Senior Planner  
**ATTACHMENT(S):**

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As of this writing, the May 17, 2007 meeting will consist of the following items;

**Zoning Change:**

A request to rezone a 0.64 acre tract from R-3 to S-33. The tract is generally located southwest of the Lehmann Drive and Medina Hwy (SH 16) intersection, fronting the south side of Lehmann Drive.

**Preliminary Plat:**

Weston Homeplace, Phase Two – A thirty-eight (38) lot single family development located northeast of the Main Street and Bow Lane intersection.